

Mitigation Monitoring and Reporting Program
Disney | ABC Studios at The Ranch Project
Project No. TR071216-(5)

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
A. GEOTECHNICAL HAZARDS				
PDF A-1: The Applicant shall implement appropriate erosion control and drainage devices as specified in the Project's Stormwater Pollution Prevention Plan and Standard Urban Stormwater Mitigation Plan.	A. Submit LSWPPP, WWECP, State SWPPP, NOI, and grading plans incorporating adequate SUSMP and erosion control devices for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW—Grading Plans, LSWPPP, WWECP • LARWQCB—State SWPPP, NOI
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW
	C. Maintain appropriate erosion control and drainage devices	During operation	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
PDF A-2: Excavation and grading activities shall be scheduled during dry weather periods to the extent feasible. If grading occurs during the rainy season (October 15 through April 1), appropriate erosion control measures shall be implemented in accordance with the approved Wet Weather Erosion Control Plan.	A. Incorporate appropriate erosion control devices into WWECP and submit for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW
PDF A-3: Stockpiled soil shall be covered with secured tarps or plastic sheeting or sprayed with a soil stabilizer when not in active use.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral

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MM A-1: Prior to the issuance of a grading permit(s), the Applicant shall submit to the County of Los Angeles Department of Public Works for review and approval a final Geotechnical Investigation Report based on final Project designs prepared by a registered civil engineer and certified engineering geologist, in compliance with the County's codes and policies, including GS051.0 and GS063.0 of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports, and consistent with the Preliminary Geotechnical Investigation Reports contained in Appendices B.1 and B.2 of the Draft EIR.	Submit final Geotechnical Investigation Report for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
MM A-2: Project design and construction shall comply with all applicable building codes and standards, including those established by the California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117;" the Uniform Building Code as adopted by the County of Los Angeles; State and County laws, ordinances and Code requirements; and the recommendations set forth in the final Geotechnical Investigation Report.	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Construct structures in accordance with approved building plans	Prior to issuance of certificate of occupancy	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW
MM A-3: Prior to issuance of a grading permit, the Applicant shall submit a grading plan to the County of Los Angeles Department of Public Works for verification of compliance with County codes and policies.	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW

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B. FLOOD HAZARDS				
PDF B-1: The Project's storm drain system shall be designed and sized to ensure that post-development peak flow rates will not exceed pre-development peak flow rates to prevent off-site downstream flooding caused by the Project.	A. Submit final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Submit storm drain plans and/or grading plans, as applicable in accordance with approved final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
PDF B-2: Flows from on- and off-site drainage systems shall be routed to the same creek outlets so as to minimize the number of outlets and disturbance to the Placerita Creek banks.	Submit storm drain plans and/or grading plans, as applicable in accordance with approved final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
PDF B-3: In compliance with County of Los Angeles Department of Public Works requirements, a variety of construction best management practices shall be specified in the Project's Stormwater Pollution Prevention Plan and implemented during construction.	A. Submit LSWPPP, State SWPPP, NOI, and WVECP for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW— LSWPPP, WVECP • LARWQCB—State SWPPP, NOI
	B. Implement approved grading/erosion control plans	During construction	Applicant/ Construction Manager	• LACDPW

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In compliance with County of Los Angeles Department of Public Works requirements, a variety of operational best management practices shall be depicted in the Project's Standard Urban Stormwater Mitigation Plan, specified on improvement plans, and constructed to allow infiltration and treat stormwater runoff.	C. Submit SUSMP for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	D. Submit grading plans and/or storm drain plans, as applicable, specifying SUSMP devices in accordance with approved SUSMP plan for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	E. Construct operational BMP's in accordance with approved plans	During construction	Applicant/ Construction Manager	• LACDPW
MM B-1: Prior to the issuance of a grading permit, the Applicant shall submit to the County of Los Angeles Department of Public Works for review and approval the final Hydrology and Hydraulic Study based on final Project designs in compliance with the County's codes and policies, including the County of Los Angeles Department of Public Works Hydraulic Design Manual, Sedimentation Manual, Low Impact Development Standards Manual, and consistent with the approved Drainage Concept/LID Plan/SUSMP Plan contained in Appendix C of the Draft EIR. The final Hydrology and Hydraulic Study shall demonstrate that relevant Project impacts remain less than significant.	Submit final Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW

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MM B-2: Project design and construction shall comply with applicable County codes and policies and the final Hydrology and Hydraulic Study.	A. Submit grading/storm drain plans in accordance with approved Hydrology and Hydraulic Study for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDPW
	B. Implement approved grading/storm drain plans	During construction	Applicant/ Construction Manager	• LACDPW
C. NOISE				
PDF C-1: The majority of Project construction-related truck trips shall be scheduled outside of the A.M. peak (7:00 A.M. to 9:00 A.M.) and P.M. peak (4:00 P.M. to 6:00 P.M.) traffic hours.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/ Construction Manager	• LACDRP
PDF C-2: To expedite soil export activities, a second work shift from approximately 7:00 or 8:00 P.M. to approximately 2:00 or 3:00 A.M. may occur if appropriate permits/exemptions are granted. Activities scheduled during this night shift shall be limited to loading trucks with soil and hauling and Applicant shall ensure no noise disturbance at any residential property line would occur due to these night shift activities.	A. Request and obtain approval for exemption from County Engineer to authorize second work shift activities	Prior to commencement of second work shift	Applicant	• LACDPW • LACDPH Health Officer—for support/referral
	B. Obtain associated hauling permit for second shift hauling	Prior to commencement of second work shift	Applicant	• LACDPW
PDF C-3: Building mechanical/electrical equipment shall be designed to meet the noise limit requirements of Los Angeles County Code, Chapter 12.08—Noise Control and the City of Santa Clarita Municipal Code Section 11.44.040, as applicable.	A. Submit acoustical report demonstrating building design compliance with applicable noise standards	Prior to issuance of relevant building permit	Applicant	• LACDRP • LACDPH Health Officer • SCCDD—as applicable

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	B. Construct structures in compliance with noise limit requirements of applicable County and City codes	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACDPH Health Officer—for support/referral • SCCDD—as applicable
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral
PDF C-4: Mechanical equipment buildings (e.g., the central plant) shall be designed to meet the noise limit requirements of Los Angeles County Code, Chapter 12.08—Noise Control.	A. Submit acoustical report demonstrating building design compliance with County noise standards	Prior to issuance of relevant building permit	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer
	B. Construct structures in compliance with noise limit requirements of applicable County codes	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACDPH Health Officer—for support/referral
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral
MM C-1: With the exception of short-term nighttime hauling activities during the grading phase (if an exemption is obtained from the County Engineer, as applicable) and work by Caltrans and Southern California Edison, exterior	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACDPH Health Officer—for support/referral

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noise-generating construction activities shall be limited to Monday through Friday from 7:00 A.M. to 7:00 P.M., and from 8:00 A.M. to 6:00 P.M. on Saturdays. No construction activities shall occur on Sundays or any legal holidays.	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACDPH Health Officer—for support/referral
MM C-2: Power construction equipment shall be equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise, due to worn or improperly maintained parts is generated.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral
MM C-3: At least 72 hours prior to the construction of the off-site water and sewer improvements, the Applicant shall provide written notification to residences within a 100-foot radius of the construction zone of these improvements.	A. Provide notice to residences and each monitoring agency	Prior to construction of off-site water and sewer improvements	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral • SCPWD
	B. Maintain log demonstrating compliance	Prior to construction of off-site water and sewer improvements	Applicant	<ul style="list-style-type: none"> • LACDRP
MM C-4: The central utility plant shall be designed and constructed such that exterior noise levels do not exceed 82 dBA at a distance of 50 feet from the utility plant in compliance with County noise standards.	A. Submit acoustical report demonstrating building design compliance with applicable noise standards	Prior to issuance of relevant building permit	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer
	B. Construct structures in compliance with noise limit requirements of applicable County codes	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACDPH Health Officer—for support/referral

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	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral
MM C-5: The booster pump station associated with the water infrastructure improvements shall be designed and constructed such that noise levels at the nearest residential receptor do not exceed the City of Santa Clarita's ambient noise limits of 55 dBA during nighttime hours (between 10:00 P.M. and 7:00 A.M.) and 65 dBA during daytime hours (between 7:00 A.M. and 10:00 P.M.) or the lowest measured ambient noise level.	Submit building plans and specifications for review and approval	Prior to issuance of relevant building permit	Applicant	<ul style="list-style-type: none"> • SCCDD
MM C-6: For construction of segments of the proposed off-site utility lines located within the jurisdiction of the County of Los Angeles or the City of Santa Clarita, construction shall be permitted from 7:00 A.M. to 7:00 P.M. Monday through Friday and 8:00 A.M. to 6:00 P.M. on Saturday. For applicable segments under Caltrans' jurisdiction, construction hours shall be from 11:00 P.M. to 5:00 A.M. Monday through Friday.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral • SCPWD • Caltrans
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPH Health Officer—for support/referral • SCPWD
D. WATER QUALITY				
PDF D-1: The Applicant shall prepare and implement a Stormwater Pollution Prevention Plan in compliance with the National Pollutant Discharge Elimination System Construction General Permit.	A. Submit LSWPPP, State SWPPP, and NOI for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW—LSWPPP • LARWQCB—State SWPPP, NOI

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	B. Implement LSWPPP/ State SWPPP	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW— LSWPPP • LARWQCB—State SWPPP, NOI
PDF D-2: The Applicant shall implement a Standard Urban Stormwater Mitigation Plan to address water quality issues during ongoing operation of the Project, consistent with the approved Drainage Concept/LID Plan/SUSMP Plan contained in Appendix C of the Draft EIR.	Implement approved grading/storm drain plans in accordance with approved SUSMP	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW
PDF D-3: In accordance with the County's Low Impact Development Manual, low impact development best management practices shall be implemented to promote infiltration and to complement, or be a part of, the Standard Urban Stormwater Mitigation Plan best management practices.	A. Submit grading plans and/or storm drain plans, as applicable, specifying LID/SUSMP devices in accordance with approved SUSMP/ LID plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Implement approved grading/storm drain plans in accordance with approved SUSMP/LID Plan	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW
MM D-1: Prior to the issuance of any building permit/installation of any on-site wastewater treatment system, the Applicant shall submit a feasibility report in conformance with the requirements outlined in the County of Los Angeles Department of Public Health's guidelines "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment System (OWTS)" to the Environmental Health section of the County of Los Angeles Department of Public Health for review and approval and	Submit final OWTS feasibility report for review and approval	Prior to issuance of building permit/ installation of OWTS	Applicant	<ul style="list-style-type: none"> • LACDPH

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demonstrate that the Potential Mobile Home Relocation Areas are capable of supporting the installation of an on-site wastewater treatment system.				
MM D-2: The design and installation of the on-site wastewater treatment system shall conform to the rules, regulations and requirements of the County of Los Angeles Department of Public Health and other applicable regulatory agencies, including the Regional Water Quality Control Board, as applicable.	A. Submit final OWTS feasibility report for review and approval	Prior to issuance of building permit/ installation of OWTS	Applicant	<ul style="list-style-type: none"> • LACDPH • LARWQCB—as applicable
	B. Site inspection	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPH
E.1 AIR RESOURCES—AIR QUALITY				
PDF E.1-1: During construction, the Project shall comply with the South Coast Air Quality Management District's Rule 403 regarding fugitive dust control. The following control measures shall be implemented to control fugitive dust: <ul style="list-style-type: none"> • Watering active construction areas twice daily unless visibly moist to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. • Covering stockpiled soil with secured tarps or plastic sheeting or spraying with a soil stabilizer when not in active use. • Securing loads by trimming, watering or other appropriate means to prevent spillage and dust. • Maintaining soil stabilization of inactive construction areas with exposed soil via water, non-toxic soil stabilizers, or replaced vegetation. 	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD

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<ul style="list-style-type: none"> • Suspending earthmoving operations or applying additional watering to meet Rule 403 criteria if wind gusts exceed 25 miles per hour; • Covering all haul trucks or maintaining at least 6 inches of freeboard; • Minimizing track-out emissions using the methods provided for in Rule 403; and • Limiting vehicle speeds to 15 miles per hour or less in staging areas and on haul roads. 				
MM E.1-1: All equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. Verification documentation shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD
MM E.1-2: During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after 5 minutes when not in use, to reduce vehicle emissions.	Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD
MM E.1-3: Outdoor construction activities shall be discontinued during second-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD
MM E.1-4: After rough grading of the Project site is completed, construction activity shall utilize electricity from power poles on or adjacent to the Ranch rather than temporary diesel power generators and/or gasoline power generators when electricity with adequate circuit capacity is available from power poles in proximity to construction areas.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP
MM E.1-5: During Project construction, all internal combustion engines/construction equipment operating on the Project site shall	A. Submit operating permit(s), as required	Prior to commencement of construction	Applicant	<ul style="list-style-type: none"> • SCAQMD • LACDRP

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<p>meet United States Environmental Protection Agency-Certified Tier 3 emissions standards or higher, according to the following:</p> <ul style="list-style-type: none"> • Project start to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. • Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations. • A copy of each unit's certified tier specification, Best Available Control Technologies documentation, and California Air Resources Board or South Coast Air Quality Management District operating permit shall be provided at the time of mobilization of each applicable unit of equipment. 	B. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • SCAQMD

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<ul style="list-style-type: none"> Encourage construction contractors to apply for South Coast Air Quality Management District “SOON” funds. Incentives could be provided for those construction contractors who apply for “SOON” funds. The “SOON” program provides funds to accelerate clean up of off-road diesel vehicles, such as heavy duty construction equipment. (More information on this program can be found at the following website: www.aqmd.gov/tao/Implementation/SOONProgram.htm.) 				
MM E.1-6: Project buildings shall be designed to minimize the need for the application of architectural coatings. Where the application of architectural coatings is necessary on-site, the Applicant shall comply with the South Coast Air Quality Management District’s Rule 1113 regarding the use of low and zero volatile organic compound coatings.	A. Submit contractor’s specifications for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> LACDRP
	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> LACDRP
MM E.1-7: Mass grading shall be limited to 10 acres per day.	A. Submit revised Exhibit A incorporating language regarding grading limitation for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> LACDRP LACDPW—for support/referral
MM E.1-8: Construction of the proposed Placerita Canyon Connector Trail shall be scheduled so as not to occur concurrently with Project-related grading activities within the Ranch.	A. Submit revised Exhibit A incorporating language regarding trail construction schedule restriction for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> LACDRP LACDPW—for support/referral

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	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
	C. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
MM E.1-9: During soil export activities, the selected contractor shall provide remote dispatch for haul trucks to minimize queuing on Placerita Canyon Road immediately adjacent to the site.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP
MM E.1-10: During soil export activities, the selected contractor shall use diesel haul trucks that meet the United States Environmental Protection Agency's 2007 model year emissions requirements for nitrogen oxides (NO _x).	Maintain log demonstrating compliance	During construction	Applicant/ Contractor	<ul style="list-style-type: none"> • LACDRP
E.2 AIR RESOURCES—GLOBAL CLIMATE CHANGE				
PDF E.2-1: The Project shall comply with the County's Green Building ordinance.	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral
The Project shall comply with the County's Low Impact Development ordinance.	B. Submit grading plans for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral
The Project shall comply with the County's Drought-Tolerant Landscaping ordinance.	C. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
PDF E.2-2: The Project shall comply with the 2010 or latest edition of the California Green Building Standards Code, as applicable, which	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral

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contains requirements for construction site selection, stormwater control during construction, construction solid waste reduction, indoor water use reduction, material selection, natural resource conservation, and site irrigation conservation.	B. Implement approved building plans	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> LACDPW
F. BIOLOGICAL RESOURCES				
PDF F-1: In accordance with the County's Drought-Tolerant Landscaping ordinance, at least 75 percent of the Project's landscaped area shall contain plants from the Los Angeles County Drought-Tolerant Plant List.	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	<ul style="list-style-type: none"> LACDRP LACDPW/LACFD—for support/referral
MM F-1: The Project shall implement the requirements of the final approved Habitat Mitigation and Monitoring Program, consistent with the preliminary Habitat Mitigation and Monitoring Program contained in Appendix F.11 of the Draft EIR, to mitigate impacts to U.S. Army Corps of Engineers/Regional Water Quality Control Board "waters of the U.S./waters of the State" and California Department of Fish and Wildlife jurisdictional streambeds. As part of the	A. Submit final HMMP for review and approval	Prior to issuance of grading permit(s)	Applicant/ Qualified Biologist	<ul style="list-style-type: none"> LACDRP USACOE LARWQCB CDFW
	B. Implement approved HMMP	During construction	Applicant/ Construction Manager/Qualified Biologist	<ul style="list-style-type: none"> LACDRP USACOE LARWQCB CDFW

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<p>Habitat Mitigation and Monitoring Program, which shall restore and expand the riparian habitat along Placerita Creek following temporary impacts to stabilize the fill pad slopes, the Project shall mitigate for the impact to the southern willow scrub community and the mixed willow riparian woodland in the Development Area at a minimum of a 1:1 mitigation-to-impact ratio.</p> <p>The Habitat Mitigation and Monitoring Program restoration efforts shall include the grading and recontouring of the existing fill pad slopes along Placerita Creek within the Development Area and the revegetation with native riparian species by planting and seeding. The Habitat Mitigation and Monitoring Program shall identify appropriate mitigation objectives, performance standards, planting and monitoring/reporting requirements to ensure successful restoration and enhancement of the mitigation area. The Habitat Mitigation and Monitoring Program shall also contain contingency measures identifying corrective actions required in the event that the performance standards are not met. A minimum of 4.04 acres of riparian habitat shall be established, restored, enhanced, and/or preserved, resulting in a net gain in California Department of Fish and Wildlife jurisdictional area. Maintenance (i.e., weeding, pest control, irrigation system maintenance, trash removal, etc.) and monitoring of the mitigation area shall be conducted for a minimum of five years and until such time as the Habitat Mitigation and Monitoring Program performance standards are achieved to ensure success of the plan. The final Habitat Mitigation and Monitoring</p>	C. Site inspection	During five-year HMMP monitoring period and until such time as performance standards are achieved	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Program shall be submitted to and approved by the County of Los Angeles Department of Regional Planning, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife, in compliance with Clean Water Act Sections 401 and 404 and California Fish and Game Code 1602 and supporting regulations, prior to issuance of a grading permit.				
MM F-2: Project construction-related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of the County of Los Angeles Department of Regional Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of active nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 500 feet of disturbance areas no earlier than three days prior to the commencement of disturbance. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than three days will have elapsed between the survey and ground disturbance activities. The Applicant or the Project's Construction Manager shall provide the biologist with plans detailing the extent of proposed ground disturbance prior to the survey effort.	A. Submit pre-construction surveys	Within 14 days of completion of the pre-construction surveys	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • CDFW
	B. Construction monitoring by qualified biologist	During construction (February 1 through August 31)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP
	C. Obtain take permit(s), as necessary	During construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • USFWS
	D. Submit construction monitoring documentation	During construction (February 1 through August 31)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • CDFW
	E. Site inspection as needed	During construction (February 1 through August 31)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>If active nests are found, clearing and construction shall be postponed or halted within a buffer area established by the biological monitor that is suitable to the particular location of the nest (typically 300 feet for most birds and 500 feet for raptors) and acceptable to the Director of the County of Los Angeles Department of Regional Planning, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of any further attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with highly visible construction fencing, and construction personnel shall be instructed on the sensitivity of nest areas. Occupied nests within the buffer established by the biological monitor and adjacent to the construction site shall also be avoided to ensure nesting success. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any active nests detected, and documentation of any avoidance measures taken, shall be submitted to the County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife within 14 days of completion of the pre-construction surveys to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p> <p>If any state or federally listed bird species (e.g., coastal California gnatcatcher, southwestern willow flycatcher) are detected during the course of pre-construction nesting bird surveys, all</p>				

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
construction-related activity shall be postponed, and the Applicant shall consult with appropriate agencies (California Department of Fish and Wildlife, U.S. Fish and Wildlife Service) and obtain any necessary take permits prior to the commencement of any construction-related activity. If any state or federally listed species are detected within the limits of construction during construction that were not detected during the pre-construction nesting bird surveys, construction-related activity shall cease, and the Applicant shall consult with appropriate agencies and obtain any necessary take permit before resuming any work. In addition to any take permit conditions that may be required by California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service, mitigation of occupied coastal California gnatcatcher habitat shall be provided at a minimum of 3:1 mitigation-to-impact ratio. Proof of habitat mitigation in keeping with the 3:1 requirement shall be provided to the County of Los Angeles before any construction-related activity can commence or resume.				
MM F-3: The Project shall implement the requirements of the approved Oak Tree and Woodland Mitigation and Monitoring Program to mitigate impacts to oak trees protected under the Los Angeles County Oak Tree Ordinance and impacts to oak woodlands protected under California Public Resources Code 21083.4. As part of the Oak Tree and Woodland Mitigation and Monitoring Program, which shall restore and	A. Submit use restriction language for mitigation areas for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Record use restriction for mitigation areas	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	C. Implement approved OTWMMP	Prior to issuance of building permit(s)	Applicant	• LACDRP • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>expand existing oak woodlands on the project site, the Project shall mitigate for the impact to oak woodlands with at least a 2.4-acre to 1-acre mitigation-to-impact ratio.</p> <p>The Project's Oak Tree and Woodland Mitigation and Monitoring Program shall include the following components:</p> <ul style="list-style-type: none"> • Planting of at least 1,600 oak trees within or adjacent to existing oak woodlands on the Ranch shall be completed prior to the issuance of a building permit; • Minimization of impacts by avoiding approximately 95 percent of the oak trees and oak woodlands on the Ranch; • Restoration of fire-damaged oak woodlands through oak tree seedling planting; • Enhancement of oak woodland regeneration through oak seedling planting in areas with limited natural recruitment; • Increased habitat connectivity through oak tree planting in areas between existing woodlands and along Placerita Creek, excluding reaches within proposed Los Angeles County Flood Control District easement limits; • Planting of native understory species within oak woodland restoration areas in order to provide a more complete suite of oak woodland values apart from those provided by trees alone; and • Implementation of a seven-year monitoring, documentation, and reporting program. <p>In addition, prior to the issuance of a building permit, the Applicant shall record a use restriction</p>	D. Maintain log demonstrating compliance	Until performance standards are achieved	Applicant	<ul style="list-style-type: none"> • LACDRP • LACFD
	E. Site inspection	Until performance standards are achieved	Applicant	<ul style="list-style-type: none"> • LACDRP • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
which shall run with the land in perpetuity over the planted mitigation areas in which oak woodland planting, restoration, and enhancement occurs to protect these areas for purposes of oak woodland conservation, restoration and enhancement. The use restriction shall recognize the Applicant's ability to allow filming within these areas, provided the oaks are protected. The use restriction language shall be submitted to the County of Los Angeles Department of Regional Planning for review and approval prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.				
MM F-4: During project construction, the Applicant shall implement all measures to protect the oak trees that are encroached upon, as indicated in the approved Oak Tree and Woodland Mitigation and Monitoring Program.	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • LACFD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • LACFD
MM F-5: Prior to issuance of a grading permit, the Project Applicant shall prepare and submit to the U.S. Army Corps of Engineers for verification a "Preliminary Delineation Report for Waters of the U.S." and a Streambed Alteration Notification package to the California Department of Fish and Wildlife for alterations to Placerita Creek and its on-site jurisdictional tributaries. A Clean Water Act Section 404 permit shall be obtained from the U.S. Army Corps of Engineers, and the Applicant shall comply with the permit conditions. A Streambed Alteration Agreement shall be entered into with the California Department of	A. Submit "Preliminary Delineation Report for Waters of the U.S." and Streambed Alteration Notification package	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • USACOE • CDFW
	B. Obtain Section 404 permit	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • USACOE
	C. Execute Streambed Alteration Agreement	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	D. Obtain Section 401 Water Quality Certification	Prior to issuance of grading permit(s)	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LARWQCB

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Fish and Wildlife under Section 1602 of the California Fish and Game Code, and the Applicant shall comply with the associated conditions. A Clean Water Act Section 401 Water Quality Certification shall be obtained from the Regional Water Quality Control Board, and the Applicant shall comply with the certification conditions. Mitigation for unavoidable impacts shall be provided through conservation or restoration of U.S. Army Corps of Engineers and California Department of Fish and Wildlife jurisdictional features (on- and off-site) at a minimum of a 1:1 mitigation-to-impact ratio.	E. Site inspection as needed	Prior to issuance of first certificate of occupancy	Applicant/Qualified Biologist	• LACDRP
MM F-6: Nighttime construction lighting, if needed, shall be situated at least 50 feet away from Placerita Creek and any retained oak woodlands, shielded, and directed towards the interior of the Development Area, away from native habitat.	A. Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	• LACDRP
	B. Site inspection as needed	During construction	Applicant/Construction Manager	• LACDRP
MM F-7: Prior to issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the biological monitor, subject to the approval of the County of Los Angeles Department of Regional Planning. The biological monitor shall ensure that impacts to biological resources (inclusive of special-status plants) are minimized and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species potentially impacted by Project construction to an appropriate off-site location of similar habitat. The biological monitor shall be	A. Submit biologist qualifications for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
	B. Submit pre-grading field surveys	During construction	Applicant/Qualified Biologist	• LACDRP
	C. Biological monitoring and relocate vertebrates	During earthmoving activities	Applicant/Qualified Biologist	• LACDRP
	D. Maintain log demonstrating compliance	During construction	Applicant/Qualified Biologist	• LACDRP
	E. Site inspection as needed	During construction	Applicant/Qualified Biologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
authorized to stop specific grading activities if he or she suspects violations of Mitigation Measures MM F-1 through MM F-9 or any local, state, or federal laws regarding biological resources.				
MM F-8: Work areas shall be surveyed for special-status reptile species prior to and during construction activities. Any special-status reptiles occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted within that area until the animals can be collected and relocated to areas outside of the designated work zone(s).	A. Submit field surveys	Prior to and during construction	Applicant/Qualified Biologist	• LACDRP
	B. Biological monitoring	During construction	Applicant/Construction Manager/Qualified Biologist	• LACDRP
	C. Maintain log demonstrating compliance	During construction	Applicant/Construction Manager/Qualified Biologist	• LACDRP
	D. Site inspection as needed	During construction	Applicant/Construction Manager/Qualified Biologist	• LACDRP
MM F-9: The Applicant shall submit the Project landscape plan to the County of Los Angeles Department of Regional Planning, Los Angeles County Fire Department, and Los Angeles County Department of Public Works, as required, for review and approval prior to issuance of a building permit. The landscape plan shall show the size, type and location of all plants and watering facilities, consistent with the County's established codes and procedures. Where feasible, native plants shall be used for landscaping. The landscape plan shall also	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	• LACDRP • LACDPW/LACFD— for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
specify the type and location of 8-foot high decorative fencing to be installed along those portions of the Project site perimeter visible to the public along SR-14 and Placerita Canyon Road. The Project shall comply with all requirements of the approved landscape plan, and landscaping shall be installed upon completion of each major phase of Project development.	C. Site inspection	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACFD— for support/referral
MM F-10: Prior to, but within one year of, the commencement of Project construction, protocol surveys for the coastal California gnatcatcher (<i>Poliophtila californica californica</i>) shall be conducted within the areas proposed for construction and designated as Critical Habitat by biologist(s) holding federal permits to conduct gnatcatcher surveys in accordance with the U.S. Fish and Wildlife Service's Coastal California Gnatcatcher Presence/Absence Survey Guidelines. The results of the surveys shall be submitted to the California Department of Fish and Wildlife and the County of Los Angeles Department of Regional Planning for review. (Refer to MM F-2 regarding pre-construction nesting bird surveys, agency consultation, and necessary take permits should any state or federally listed bird species, including coastal California gnatcatcher, be detected.)	A. Submit biologist qualifications for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP
	B. Conduct protocol surveys for coastal California gnatcatcher	Prior to, but within one year of, the commencement of Project construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP
	C. Submit survey results for review	Prior to commencement of construction activities	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP
MM F-11: Prior to the issuance of a grading permit, the Applicant shall record a use restriction which shall run with the land in perpetuity over 3.18 acres of other coastal sage scrub that is suitable for coastal California gnatcatcher within the Ranch south of Placerita Canyon Road located within designated critical habitat for the	A. Submit use restriction language over area located within designated critical habitat for coastal California gnatcatcher for review and approval	Prior to recordation of use restriction language	Applicant	<ul style="list-style-type: none"> • LACDRP • CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
coastal California gnatcatcher for purposes of preservation/conservation. The precise location of the use restriction area shall be determined in consultation with the California Department of Fish and Wildlife. The use restriction shall recognize the ability of those holding oil and other subsurface rights in the property to continue existing subsurface oil extraction operations under the use restriction area. The use restriction language shall be submitted to the California Department of Fish and Wildlife and the County of Los Angeles Department of Regional Planning for review and approval prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.	B. Record use restriction language over area located within designated critical habitat for coastal California gnatcatcher	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> LACDRP
G. CULTURAL AND PALEONTOLOGICAL RESOURCES				
MM G-1: A qualified archaeologist shall monitor all stripping and other earthmoving activities within native soils along the Placerita Creek floodplain within the Development Area. If an archaeological site is discovered during monitoring, construction activity in that part of the Development Area shall cease until the site can be studied by a qualified archaeologist.	A. Archaeological monitoring	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> LACDRP
	B. Maintain log demonstrating compliance	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> LACDRP
	C. Site inspection as needed	During stripping and earthmoving activities in native soils	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> LACDRP
MM G-2: A qualified archaeologist shall monitor the grading and excavations for light poles and electrical conduits at the two Conditional Parking Areas, if developed.	A. Archaeological monitoring	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
MM G-3: A qualified archaeologist shall monitor the grading and septic tank excavation at the selected of the two Potential Mobile Home Relocation Areas.	A. Archaeological monitoring	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
MM G-4: In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal	A. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	B. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Archaeologist	• LACDRP
	C. Submit California Department of Parks and Recreation Site Forms, and Phase III data recovery and associated documentation, as applicable	During construction	Applicant/Qualified Archaeologist	• LACDRP • California Office of Historic Preservation
	D. Submit final report, as applicable	Prior to issuance of certificate of occupancy	Applicant/Qualified Archaeologist	• LACDRP • California Office of Historic Preservation • CHRIS-SCCIC

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities within the boundary of the archaeological site.	E. Archaeological and Native American monitoring, as applicable	During construction	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP • NAHC
MM G-5: In the event human remains are encountered during construction activities, all ground-disturbing activities within the area of the human remains shall cease and the County coroner shall be notified. In the event the remains are determined to be of Native American descent, the coroner shall notify the California Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who shall have 48 hours from notification by the Native American Heritage Commission to inspect the site of the discovery of Native American remains and to recommend to the Applicant or landowner means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance. In the event Native American remains are found, Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the remains.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP
	B. Native American monitoring, as applicable	During construction	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP • NAHC
	C. Site inspection as needed	During construction	Applicant/ Construction Manager/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM G-6: A qualified paleontologist shall be retained by the Applicant prior to the implementation of the Project to develop and execute a paleontological monitoring plan for the grading activities planned for the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation. The qualified paleontologist shall meet the qualifications established by the Society of Vertebrate Paleontologists.	A. Submit paleontological monitoring plan	Prior to grading or excavation activities in the referenced areas	Applicant/Qualified Paleontologist	• LACDRP
	B. Paleontological monitoring	During grading and excavation in the referenced areas	Applicant/Construction Manager/Qualified Paleontologist	• LACDRP
	C. Maintain log demonstrating compliance	During grading and excavation in the referenced areas	Applicant/Construction Manager/Qualified Paleontologist	• LACDRP
MM G-7: The paleontologist shall attend a pre-grade meeting in order to become familiar with the proposed depths and patterns of grading for grading activities planned for the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation to provide a basis to the development of a monitoring program.	Maintain documentation demonstrating compliance	Prior to grading or excavation activities in the referenced areas	Applicant/Construction Manager/Qualified Paleontologist	• LACDRP
MM G-8: The paleontologist shall establish a curation agreement with an accredited facility prior to the initiation of ground-disturbing activities.	Submit curation agreement	Prior to any ground-disturbing activities	Applicant/Qualified Paleontologist	• LACDRP
MM G-9: A paleontological monitor, supervised by the paleontologist, shall monitor all ground-disturbing activities associated with grading activities in the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential	A. Paleontological monitoring	During all ground disturbing activities in the referenced areas	Applicant/Construction Manager/Qualified Paleontologist/Paleontological Monitor	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation. If fossils are found during ground-disturbing activities, the paleontological monitor shall be authorized to halt the ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment in accordance with Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate.	B. Maintain log demonstrating compliance	During all ground disturbing activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
	C. Site inspection as needed	During all ground disturbing activities in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-10: The paleontological monitor and/or the paleontologist shall collect all significant fossils encountered. All significant fossils shall be stabilized and prepared to a point of identification and permanent preservation.	Maintain log demonstrating compliance	During grading and excavation	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-11: Some fossils from the Saugus Formation are very small specimens that can typically be missed in monitoring for large construction projects. Therefore, the paleontological monitor shall collect sediment samples and process them to determine the potential for small fossils in these deposits obtained during grading activities in the undisturbed northern portion of the Development Area, the Water Tank Area, the Trail Area, and those portions of the Potential Mobile Home Relocation Areas and the Off-Site Infrastructure Improvement Areas within the Saugus Formation.	Maintain log demonstrating compliance	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Paleontologist/ Paleontological Monitor	• LACDRP
MM G-12: The paleontologist shall prepare a final report on the monitoring. If fossils are identified, the report shall contain an appropriate description of the fossils, treatment, and curation.	Submit final report regarding paleontological monitoring	Following completion of grading and excavation	Applicant/Qualified Paleontologist/ Paleontological Monitor	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
A copy of the report shall be filed with the Applicant, County of Los Angeles Department of Regional Planning, and the Natural History Museum of Los Angeles, and shall accompany any curated fossils.				
I. VISUAL QUALITIES				
PDF I-1: Project buildings shall have a maximum building height of 60 feet.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral
PDF I-2: A vegetation barrier heavily planted with trees and shrubs shall be introduced along portions of Placerita Canyon Road and State Route 14 adjacent to the Development Area, as well as the northern portion of the site to screen the electrical substation from State Route 14.	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	Upon completion of each major phase of Project development (see CUP revised Exhibit A phasing schedule)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACFD—for support/referral
PDF I-3: The proposed water tank shall be painted a neutral color that is predominant in the surrounding area so as to blend with the surrounding landscape. The water tank color shall be submitted to the County of Los Angeles	A. Submit water tank color for review and approval	Prior to issuance of applicable building permit	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Department of Regional Planning for approval prior to issuance of a building permit. In addition, the area disturbed during construction immediately surrounding the water tank's ring road and fencing shall be revegetated with native plants, upon completion of tank construction. A landscape plan shall be submitted for approval of plant selection(s) from the County of Los Angeles Department of Regional Planning, Los Angeles County Fire Department, Newhall County Water District, and California Department of Fish and Wildlife.	B. Submit landscape plan for review and approval	Prior to issuance of applicable building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral • LACDRP/LACFD/NCWD/CDFW—Approval of plant selections
	C. Revegetate specified area in accordance with approved landscape plan	Upon completion of water tank construction	Applicant	<ul style="list-style-type: none"> • LACDRP
MM I-1: Prior to issuance of a building permit, the Applicant shall submit the Project's final design drawings, including a lighting plan to the County of Los Angeles Department of Regional Planning for review and approval, consistent with the County's established codes and procedures.	Submit final design drawings and lighting plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP
MM I-2: The Applicant shall submit detailed lighting plans including fixture types and locations to the County of Los Angeles Department of Regional Planning and County of Los Angeles Department of Public Works for review and approval consistent with the County's established codes and procedures prior to issuance of a building permit.	Submit detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW
MM I-3: To ensure minimal light trespass on sensitive habitat within Placerita Creek, bridges shall be lit by low focused light located on the side walls or railings and aimed at the road. The lighting along the creek-side of Project buildings shall be located primarily on outdoor decks/balconies and consist of surface-mounted	A. Submit detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW
	B. Submit building plans incorporating approved detailed lighting plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
fixtures facing down with full light cutoff to confine light to the decks/balconies and prevent spillover of light onto habitat areas. Lighting in these areas shall be consistent with the approved lighting plan.				
J. TRAFFIC, ACCESS, AND PARKING				
<p>PDF J-1: The Project Applicant shall prepare and implement a Transportation Demand Management program to encourage the use of alternative modes of transportation and reduce vehicular traffic on the street and freeway system during the most congested time periods of the day. The Transportation Demand Management program shall be submitted to County of Los Angeles Department of Regional Planning and County of Los Angeles Department of Public Works for review and approval and shall include implementation of several Transportation Demand Management strategies, which shall include, but shall not be limited to the following:</p> <ul style="list-style-type: none"> • The provision of information on transportation alternatives including establishment of a Transportation Information Center (transit schedules, maps, bulletin board/kiosk and/or intranet, etc.); • A rideshare/vanpool/carpool matching program for Disney and ABC employees; • Preferred parking for low-emitting (Zero Emission) and fuel-efficient vehicles; • Preferred parking for carpool/vanpool vehicles; • Video conferencing facilities within the Project; • On-site secure, bicycle storage areas; 	Submit TDM program for review and approval	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<ul style="list-style-type: none"> Alternative work schedules; An Emergency Ride Home Program, which may include taxi vouchers and/or the availability of on-site vehicle(s) for Disney and ABC employees who are registered transit users; Discounted Disney/ABC employee transit passes; Designation of a Transportation Demand Management program coordinator to oversee program implementation; and Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program. 				
MM J-1: Prior to any construction activities and/or issuance of required encroachment permits from Los Angeles County, the City of Santa Clarita and Caltrans, detailed Construction Traffic Management Plans shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plans shall include the following, as required by the applicable public agency or agencies: <ul style="list-style-type: none"> Provisions to configure construction parking to minimize traffic interference; Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person); Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the utility construction 	A. Submit Construction Traffic Management Plans to relevant agencies for review and approval	Prior to issuance of grading permit(s) and/or encroachment permits, as applicable	Applicant	<ul style="list-style-type: none"> LACDPW SCPWD Caltrans—as applicable
	B. Submit detailed CTMP to agencies having jurisdiction	At least 14 days prior to construction activities that may affect emergency response	Applicant	<ul style="list-style-type: none"> LACDPW LACFD LACSD SCPWD Caltrans CHP—as applicable
	C. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> LACDPW SCPWD Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>activities during all phases of construction activities;</p> <ul style="list-style-type: none"> • Scheduling construction activities to reduce the effect on traffic flow on arterial streets; • With the exception of travel on Placerita Canyon Road, rerouting construction trucks along parallel routes with less congestion, to reduce travel on congested streets; • Provision of dedicated turn lanes for movement of construction trucks and equipment on- and off-site in accordance with the Construction Traffic Management Plans approved by the County of Los Angeles Department of Public Works and/or other public agency; • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Requirement that contractors participate in a common carpool registry during all periods of contract performance, with the registry monitored and maintained by the general contractor; • Scheduling of the majority of construction-related deliveries, other than concrete and earthwork-related deliveries, during off-peak travel periods; 				

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<ul style="list-style-type: none"> The Applicant shall submit the detailed Construction Traffic Management Plans to the public agency or agencies having jurisdiction, including the County of Los Angeles Department of Public Works, Caltrans, and the City of Santa Clarita, including the Sheriff and Fire Departments of the County of Los Angeles, the Police and Fire Departments of the City of Santa Clarita, and/or the California Highway Patrol, at least 14 days in advance of any construction activities that may affect emergency response in the areas over which the public agency has or public agencies have jurisdiction. All measures identified in the detailed Construction Traffic Management Plans, as approved by the public agency or agencies, shall be implemented during construction to ensure that adequate and safe access remains available on-site and within the Off-Site Infrastructure Improvement Areas. 				
MM J-2: The Applicant shall obtain the required permits for truck haul routes from the County of Los Angeles Department of Public Works and/or any other public agency, as applicable, prior to the issuance of a grading permit for the Project.	A. Request approval of haul route	Prior to issuance of haul route permit	Applicant	<ul style="list-style-type: none"> LACDPW Other agency—as applicable
	B. Obtain haul route permit	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> LACDPW Other agency—as applicable
MM J-3: The Applicant shall obtain a Caltrans transportation permit prior to the use of oversized transport vehicles on Caltrans facilities.	Obtain transportation permit(s)	Prior to use of oversized transport vehicles	Applicant	<ul style="list-style-type: none"> Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-4: Prior to issuance of a grading permit, Applicant shall document and submit all required information and/or material pertaining to the pavement of County roadways along the Project haul route, including the formula for calculating the Project's fair share of any repair and/or reconstruction of County roadways along the Project haul route, to the satisfaction of the County of Los Angeles Department of Public Works.	A. Submit pre-construction pavement condition and documentation, along with the Project's fair share formula for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
A bond (amount to be reasonably determined by the County of Los Angeles Department of Public Works once a specific haul route is designated) shall be put in place to cover any structural impacts to the roadways along the haul route attributable to the Project's truck trips during hauling.	B. Submit Bond Amount for review and approval and post bond	Prior to issuance of haul permit	Applicant	<ul style="list-style-type: none"> • LACDPW
The Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of County roadways along the Project haul route attributable to the Project as agreed to by the County of Los Angeles Department of Public Works. The timing of any necessary repairs and/or reconstruction of County Roadways by the Applicant shall be determined by the County of Los Angeles Department of Public Works.	C. Submit post construction pavement condition and documentation supporting fair share cost to be reimbursed for review and approval	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDPW
MM J-5: Sierra Highway/SR-14 Southbound Ramps: Prior to issuance of the first certificate of occupancy, the Project Applicant shall install a traffic signal at this intersection with protected left-turn phasing for southbound Sierra Highway. Northbound Sierra Highway shall be widened to provide a separate right-turn only lane onto the SR-14 southbound on-ramp. These	A. Submit detailed striping/signing and traffic signal plans for review and approval	Prior to street improvements implementation	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
	B. Install striping/signing and traffic signal in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
improvements shall be the sole responsibility of the Project. Detailed striping/signing and traffic signal plans shall be submitted to the County of Los Angeles Department of Public Works and Caltrans for review and approval prior to implementation.				
MM J-6: <u>Sierra Highway/Placerita Canyon Road:</u> Prior to issuance of the first certificate of occupancy, the Project Applicant shall widen the Placerita Canyon Road westbound approach to provide a free-flow right-turn lane onto northbound Sierra Highway, facilitating traffic flow to the SR-14 southbound on-ramp. These improvements shall be the sole responsibility of the Project. A detailed striping/signing plan shall be submitted to the County of Los Angeles Department of Public Works and Caltrans for review and approval prior to implementation.	A. Submit detailed striping/signing plan for review and approval	Prior to street improvements implementation	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
	B. Install striping/signing in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW • Caltrans
MM J-7: <u>Current Ranch main entrance/Placerita Canyon Road (Easterly Driveway):</u> Prior to issuance of the first certificate of occupancy, the Project Applicant shall install a traffic signal at this intersection. The eastbound approach of Placerita Canyon Road at the intersection shall be striped to provide for a left-turn only lane to improve access to the Ranch. This intersection's southbound approach exiting the Development Area shall be striped to provide one left-turn lane and one right-turn lane. These improvements shall be the sole responsibility of the Project. Detailed striping/signing and traffic signal plans shall be submitted to the County of Los Angeles Department of Public Works for review and approval prior to implementation.	A. Submit detailed striping/signing and traffic signal plans for review and approval	Prior to implementation of street improvements	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Install striping/signing and traffic signal in accordance with approved plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-8: <u>Placerita Canyon Road (new Ranch main entrance)/SR-14 Northbound Ramps:</u> The Project shall provide a direct entrance, if approved by Caltrans, to the Development Area from the SR-14 northbound off-ramp to allow immediate access to the Project. This intersection shall be signalized and the off-ramp widened to provide three lanes (one left-turn lane, one optional through and left-turn lane, and one right-turn lane). The eastbound lanes on Placerita Canyon Road shall also be restriped to provide one through lane and one dedicated right-turn lane for the SR-14 northbound on-ramp. Eastbound to northbound left-turns shall be prohibited, and southbound movement out of the Development Area shall be limited to right-turns only. These improvements shall be the sole responsibility of the Project.	A. Submit appropriate improvement plans (to the appropriate jurisdictional agency/ Departments) for review and approval	Prior to street improvements implementation	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
	B. Construct improvements in accordance with approved improvement plans	Prior to issuance of first certificate of occupancy	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDPW • Caltrans
MM J-9: <u>Sierra Highway/SR-14 Southbound Ramps:</u> Prior to recordation of the final map, the Project Applicant shall pay its pro rata share (20.9 percent) of the cost for the widening of southbound Sierra Highway to provide a second left-turn only lane onto the SR-14 southbound on-ramp.	Provide proof of payment of pro rata share of cost	Prior to recordation of final map	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
MM J-10: <u>Sierra Highway/Placerita Canyon Road:</u> Prior to recordation of the final map, the Project Applicant shall pay its pro rata share (16.2 percent) of the cost for the widening of the Sierra Highway northbound approach to provide a separate right-turn only lane onto eastbound Placerita Canyon Road, as well as the widening of the Sierra Highway southbound approach to provide a separate right-turn only lane onto westbound Placerita Canyon Road.	Provide proof of payment of pro rata share of cost	Prior to recordation of final map	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM J-11: The Project shall pay its share of the applicable Eastside Bridge and Major Thoroughfare District fees in effect at the time of final map recordation.	Payment of applicable Eastside Bridge and Major Thoroughfare District fees	Prior to recordation of final map	Applicant	<ul style="list-style-type: none"> • LACDPW
MM J-12: The Applicant shall comply with all applicable Caltrans rules and regulations and obtain all necessary approvals from Caltrans, potentially including but not limited to: synchronization of the street signals at Placerita Canyon Road (new Ranch main entrance)/SR-14 Northbound Off-Ramp and Sierra Highway/Placerita Canyon Road; and implementation of an approved soil sampling workplan.	Approval of soil sampling workplan and other action(s) as required by Caltrans	During and/or upon completion of construction, as required by Caltrans	Applicant/ Construction Manager	<ul style="list-style-type: none"> • Caltrans
K.1 PUBLIC SERVICES—LAW ENFORCEMENT				
PDF K.1-1: During construction, fencing shall be placed around the Development Area to prevent public entry and theft, and periodic and random private security patrols shall be conducted on the Development Area and the Ranch.	A. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACSD
	B. Site inspection as needed	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACSD
PDF K.1-2: The Applicant shall notify the County of Los Angeles Sheriff's Department and California Highway Patrol a minimum of five business days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.	A. Provide notification	Minimum of five business days prior to any lane closures	Applicant	<ul style="list-style-type: none"> • LACSD • CHP
	B. Maintain documentation demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP
PDF K.1-3: The Project's design shall incorporate state-of-the-art security features to provide for the safety of on-site employees and visitors including the provision of 24-hours per day, 7 days per week on-site private security guards with a guard kiosk positioned at the main vehicular entrance, closed circuit television	A. Maintain documentation demonstrating compliance	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
	B. Site inspection as needed	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACSD—for support/ referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
cameras to monitor the Development Area and the Ranch, fencing around portions of the Development Area bordering SR-14 and Placerita Canyon Road, and alarm systems for all Project buildings with motion sensors and video surveillance.				
PDF K.1-4: Upon Project completion and prior to issuance of the first certificate of occupancy, the Applicant shall provide the County of Los Angeles Sheriff's Department Santa Clarita Valley Station Commander with a diagram of each portion of the Development Area, including access routes.	Submit diagram of Development Area with access routes	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACSD
PDF K.1-5: The Project's design shall incorporate a Knox Box entry system and lighted building address numbers to facilitate emergency response.	Site visit verification	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP
K.2 PUBLIC SERVICES—FIRE PROTECTION				
PDF K.2-1: The Applicant shall notify the County of Los Angeles Fire Department a minimum of five business days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.	A. Provide notification	Minimum of five business days prior to lane closures	Applicant	<ul style="list-style-type: none"> • LACFD
	B. Maintain documentation demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
PDF K.2-2: In accordance with County of Los Angeles Fire Department requirements, all required fire hydrants shall be installed, tested, and accepted prior to combustible building construction, and vehicular access to such hydrants shall be maintained during construction.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF K.2-3: The Applicant shall submit a fire exhibit that depicts detailed design requirements to the County of Los Angeles Fire Department for review and approval prior to the recordation of the final map or issuance of a building permit.	Submit fire exhibit for review and approval	Prior to the recordation of final map or issuance of building permit(s), whichever occurs first	Applicant	<ul style="list-style-type: none"> • LACFD
PDF K.2-4: Following construction and prior to the issuance of the first certificate of occupancy, the Applicant shall submit an emergency response plan for approval by the County of Los Angeles Fire Department. The emergency response plan shall include, but not be limited to, the following: mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations.	Submit emergency response plan for review and approval	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACFD
PDF K.2-5: The Applicant shall submit a final fuel modification plan, consistent with the approved Preliminary Fuel Modification Plan contained in Appendix F.8 of the Draft EIR, to be reviewed and approved by the County of Los Angeles Fire Department in accordance with its Fuel Modification Plan Guidelines prior to the issuance of building permits.	Submit final fuel modification plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACFD
PDF K.2-6: All Project construction managers and supervisory personnel shall be trained in emergency response and fire safety operations and a log documenting such training shall be made available for inspection within five business days upon request by the County of Los Angeles Fire Department and County of Los Angeles Department of Regional Planning.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACFD—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF K.2-7: Fire suppression equipment specific to Project construction activities shall be maintained on the construction site in accordance with Occupational Safety and Health Administration and County of Los Angeles Fire Code requirements.	Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACFD • OSHA
PDF K.2-8: The Project shall incorporate building design features that comply with applicable Los Angeles County Code fire safety requirements. Fire safety design features shall include, but shall not be limited to, the following: use of fire-resistant building materials where appropriate, smoke detection and fire alarm systems throughout most buildings, automatic sprinkler systems where necessary, portable fire extinguishers, and emergency exit signage in all buildings.	Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACFD
PDF K.2-9: The Project shall provide approved street signs, building access numbers, and all-weather emergency access to and within the Development Area. Secondary emergency access shall be provided via a gated driveway on Placerita Canyon Road, between the new main entrance and the current Ranch main entrance. With the exception of the access drive to the proposed electrical substation and the proposed water tank, none of the Project's driveways shall be of a single access design.	A. Submit required plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACFD
	B. Site inspection as needed	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACFD
L.1 UTILITIES AND SERVICE SYSTEMS—WATER SUPPLY				
PDF L.1-1: The Project shall include the construction of a 2,000,000 gallon water tank and associated water line to be located on the Ranch south of Placerita Canyon Road (i.e., within the Water Tank Area).	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • NCWD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PDF L.1-2: The Project shall incorporate water conservation features pursuant to Title 20 Section 1605 of the California Code, which shall reduce the Project's water demand by at least 20 percent.	Submittal of documentation demonstrating compliance	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
PDF L.1-3: The Project shall incorporate water conservation features that shall reduce the Project's landscaping water demand by at least 50 percent from business as usual (i.e., without water conservation measures in place).	A. Submit landscape plan for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP/LACDPW/LACFD—Approval of landscape plan, mutual support/referral
	B. Implement approved landscape plan	During operation	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPW/LACFD—for support/referral
L.2 UTILITIES AND SERVICE SYSTEMS—WASTEWATER/SEWAGE DISPOSAL				
PDF L.2-1: In compliance with the requirements of the County Sanitation Districts of Los Angeles County, kitchen drains shall be provided with oil separators to treat wastewater prior to discharge to the on-site sewer system.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • CSDLAC—for support/referral
PDF L.2-2: The sewer line proposed as part of the Project within the City of Santa Clarita shall be encased where it crosses the City of Los Angeles Department of Water and Power aqueduct (constructed above ground) and Placerita Creek (two crossings below ground).	Submit sewer plans to the appropriate jurisdictions for review and approval	Prior to issuance of appropriate City permit(s)	Applicant	<ul style="list-style-type: none"> • SCPWD
L.3 UTILITIES AND SERVICE SYSTEMS—SOLID WASTE				
PDF L.3-1: The Project shall establish a Solid Waste Diversion Program of 50 percent for Project operations.	Submit Solid Waste Diversion Program for Project operations	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDPW
PDF L.3-2: The Project shall establish a Solid Waste Diversion Program of 75 percent for Project construction.	A. Submittal of Solid Waste Diversion Program for Project construction	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
	B. Maintain log demonstrating compliance	During construction	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACDRP • LACDPW—for support/referral
PDF L.3-3: The Applicant shall ensure that the construction contractor shall only contract for solid waste disposal services with a company that recycles demolition and construction-related wastes, as required per the Los Angeles County Code.	Submit a Recycling and Reuse Plan incorporating recycling requirement for review and approval	Prior to issuance of demolition permit and grading permit	Applicant	<ul style="list-style-type: none"> • LACDPW
PDF L.3-4: The Applicant shall provide readily accessible areas around the Project site for the deposit, storage, and collection of non-hazardous materials for recycling.	Submit revised Exhibit A depicting requirements for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP
L.4 UTILITIES AND SERVICE SYSTEMS—ENERGY				
PDF L.4-1: The Project shall incorporate energy conservation features to reduce energy usage by at least 15 percent below the equivalent of Title 24 (2008) standards.	Submit appropriate building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
PDF L.4-2: As part of the Project, the proposed soundstages, production offices, and the administration building shall comply with the County's Green Building ordinance and achieve Leadership in Energy and Environmental Design (LEED™) Silver Certification or equivalent. The commissary shall comply with the County's Green Building ordinance and achieve LEED™ Certification or equivalent. The writers/producers bungalows shall comply with the County's Green Building ordinance. While the mills and the warehouse are exempt from County Code Sections 22.52.2130.C.1 and 22.52.2130.D regarding energy conservation and third party rating systems, they shall comply with the other applicable sections of the County's Green	Submit appropriate building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP—for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Building ordinance and achieve equivalency of LEED™ Certification. The substation and central utility plant would be exempt from the County's Green Building ordinance.				
M. ENVIRONMENTAL SAFETY/FIRE HAZARDS				
PDF M-1: All hazardous materials within the Project site shall be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements.	Maintain log demonstrating compliance	During construction and operation	Applicant/ Construction Manager	<ul style="list-style-type: none"> • LACFD
MM M-1: If previously unidentified soil contamination is observed by sight or smell or indicated by testing by a qualified professional using a portable volatile organic compound analyzer during excavation and grading activities, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in the South Coast Air Quality Management District's Rule 1166, to make the area suitable for grading activities to resume. In the event contamination is found, the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. The contaminated soil shall be evaluated and excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in accordance with all applicable federal, State, and local laws and regulations.	A. Submit documentation summarizing the results of any soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation	Applicant/ Construction Manager/Qualified Professional	<ul style="list-style-type: none"> • LACDRP • LACFD • SCAQMD • DTSC—as applicable
	B. Evaluation, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated areas	Applicant/ Construction Manager/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW—for support/referral • SCAQMD • DTSC—as applicable

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MM M-2: During grading for construction of the proposed water tank and associated water line in the southwest corner of the Ranch and construction in the westernmost portion of the Development Area containing abandoned oil wells, a qualified professional shall observe by sight or smell and test using a portable volatile organic compound analyzer the surrounding soil for the presence of potential contaminants. In the event contamination is found, grading and excavation in the area shall be temporarily halted and the Applicant shall notify the Los Angeles County Fire Department, the South Coast Air Quality Management District, and/or the California Department of Toxic Substances Control, as applicable. Any soil found to be contaminated shall be excavated/disposed of, treated in-situ (in-place), or otherwise managed and disposed of in full compliance with all applicable federal, State, and local laws and regulations, including the South Coast Air Quality Management District's Rule 1166 before grading and excavation can resume in the contaminated area.	A. Submit documentation summarizing the results of soil testing and verify whether applicable regulatory contaminant thresholds are met	During grading and excavation in the referenced areas	Applicant/ Construction Manager/Qualified Professional	<ul style="list-style-type: none"> • LACDRP • LACFD • SCAQMD • DTSC—as applicable
	B. Evaluation, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated areas	Applicant/ Construction Manager/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW—for support/referral • SCAQMD • DTSC—as applicable
MM M-3: Prior to the issuance of any grading permit, a qualified professional shall conduct soil testing for pesticides, petroleum hydrocarbons, and vapors in the following areas where agricultural operations and oil production activities have occurred but testing has not been previously conducted: the portion of the Development Area located east of the southern fill pad, the Water Tank Area, and the Conditional Parking Areas, if developed. In the event contamination is found, the Applicant shall notify	A. Conduct soil testing	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW • DTSC—as applicable
	B. Submit documentation summarizing the results of soil testing and verify whether applicable regulatory contaminant thresholds are met	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
the Los Angeles County Fire Department and/or the California Department of Toxic Substances Control, as applicable. Any soil found to be contaminated shall be evaluated, managed, treated or disposed in full compliance with all applicable federal, State, and local laws and regulations prior to construction in the affected area.	C. Evaluation, management, and disposal, as applicable	Prior to issuance of grading permit(s)	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW • DTSC—as applicable
MM M-4: Prior to the issuance of any demolition permit for an existing building within the Project site with asbestos-containing materials, the Applicant shall provide a copy of the qualifications/license of the asbestos abatement contractor that will perform the abatement or removal of asbestos to the County of Los Angeles Department of Public Works Building and Safety Division and the County of Los Angeles Fire Department Health Hazardous Materials Division. If required, the Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the County of Los Angeles Department of Public Works and the County of Los Angeles Fire Department for review and approval to ensure compliance with all applicable federal, State, and local laws and regulations.	A. Submit documentation summarizing the results of asbestos testing	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACDPW • LACFD
	B. Submit a copy of qualifications/license of the asbestos abatement contractor, if applicable	Prior to issuance of demolition permit	Applicant	<ul style="list-style-type: none"> • LACDPW • LACFD
	C. Submit Hazardous Building Materials Demolition Assessment and Management Plan for review and approval, if required	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW
MM M-5: Prior to the issuance of any demolition permit for any existing building within the Project site containing lead-based paint, the Applicant shall provide a copy of the qualifications/license of the lead-based paint abatement contractor that will perform the abatement or removal of lead-based paint to the County of Los Angeles Department of Public Works Building and Safety Division and the County of Los Angeles Fire	A. Submit documentation summarizing the results of lead-based paint testing	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACDPW • LACFD
	B. Submit a copy of qualifications/License of the lead-based paint abatement contractor, if applicable	Prior to issuance of demolition permit	Applicant	<ul style="list-style-type: none"> • LACDPW • LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
Department Health Hazardous Materials Division. If required, the Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the County of Los Angeles Department of Public Works and the County of Los Angeles Fire Department for review and approval to ensure compliance with all applicable federal, State, and local laws and regulations.	C. Submit Hazardous Building Materials Demolition Assessment and Management Plan for review and approval, if required	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • LACDPW
MM M-6: In accordance with Section 110.4 of the County of Los Angeles Building Code, the Project development plans shall comply with the required setbacks from oil and gas wells, as determined by the California Department of Conservation Division of Oil, Gas and Geothermal Resources and the County of Los Angeles Department of Public Works. As part of these requirements, buildings or structures to be located between 25 to 200 feet of active, abandoned or idle oil or gas wells shall be designed according to recommendations prepared by a licensed Civil Engineer and approved by the County Building Official.	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • DOGGR—for support/referral
MM M-7: Prior to issuance of a grading permit, the Applicant shall submit documentation to the County of Los Angeles Department of Public Works to verify that all oil wells within 200 feet of Project buildings or structures have been properly abandoned according to required standards. If the wells were not abandoned properly, as determined by the California Department of Conservation Division of Oil, Gas and Geothermal Resources, the wells shall be re-abandoned in accordance with the requirements of the California Department of Conservation Division of Oil, Gas and Geothermal Resources.	A. Submit documentation verifying proper abandonment of oil wells	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • DOGGR
	B. Re-abandon oil wells, if required	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW • DOGGR

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
MITIGATION COMPLIANCE				
The Applicant shall be responsible for complying with all Project PDFs and MMs throughout the lifetime of the Project. As a means of ensuring compliance with the above mitigation measures and California Public Resources Code Section 21081.6, the Applicant is responsible for submitting an annual mitigation compliance report to the County of Los Angeles Department of Regional Planning for review. The annual mitigation compliance report shall include, but not be limited to, a list of all approvals and/or permits obtained from the County for the Project. Such list shall include any approvals and/or permits obtained during the current compliance period as well as all approvals and/or permits obtained during the previous compliance periods.	A. Submit annual mitigation compliance report	Annually until all mitigation measures have been implemented and completed	Applicant	<ul style="list-style-type: none"> • LACDRP
In connection with the application for any approvals and/or permits that the Applicant requests from the County, the Applicant shall provide a copy of all PDFs and/or MMs applicable to the subject matter of the application to the County staff who is reviewing such application at the time the request is made. The Applicant shall also provide all applicable agency clearances, LACDRP clearances, and/or other County department clearances associated with such PDFs and/or MMs.	B. Provide a copy of applicable PDFs and/or MMs and applicable clearances	At the time of request of any future approvals and/or permits	Applicant	<ul style="list-style-type: none"> • LACDRP • Other County Departments—as applicable
The Applicant shall replenish the mitigation monitoring account, as necessary, until such time as all mitigation measures have been implemented and completed.	C. Replenish mitigation monitoring account as necessary	During mitigation monitoring	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<u>List of Acronyms:</u>				
Caltrans	California Department of Transportation			
CDFW	California Department of Fish and Wildlife			
CHP	California Highway Patrol			
CHRIS-SCCIC	California Historical Resources Information System-South Central Coastal Information Center			
CSDLAC	County Sanitation Districts of Los Angeles County			
CTMP	Construction Traffic Management Plans			
DOGGR	California Department of Conservation Division of Oil, Gas and Geothermal Resources			
DTSC	California Department of Toxic Substances Control			
HMMP	Habitat Mitigation and Monitoring Program			
LACDPH	Los Angeles County Department of Public Health			
LACDPW	Los Angeles County Department of Public Works			
LACDRP	Los Angeles County Department of Regional Planning			
LACFD	Los Angeles County Fire Department			
LACSD	Los Angeles County Sheriff's Department			
LARWQCB	Los Angeles Regional Water Quality Control Board			
LID	Low Impact Development			
LSWPPP	Local Stormwater Pollution Prevention Plan			
MM	Mitigation Measure			
NAHC	Native American Heritage Commission			
NCWD	Newhall County Water District			
NOI	Notice of Intent			
OSHA	Occupational Safety and Health Administration			
OTWMMP	Oak Tree and Woodland Mitigation and Monitoring Program			
OWTS	Onsite Wastewater Treatment System			
PDF	Project Design Feature			
SCAQMD	South Coast Air Quality Management District			
SCCDD	City of Santa Clarita Community Development Department			
SCPWD	City of Santa Clarita Public Works Department			
SUSMP	Standard Urban Stormwater Mitigation Plan			

Project Design Feature/Mitigation Measure		Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
SWPPP	Stormwater Pollution Prevention Plan				
TDM	Transportation Demand Management				
USACOE	United States Army Corps of Engineers				
USFWS	United States Fish and Wildlife Service				
WWECP	Wet Weather Erosion Control Plan				